

**BILZIN SUMBERG BAENA PRICE & AXELROD LLP**

A PARTNERSHIP OF PROFESSIONAL ASSOCIATIONS

200 SOUTH BISCAYNE BOULEVARD, SUITE 2500 • MIAMI, FLORIDA 33131-5340

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*Jerry B. Proctor, P.A.*

*Direct Dial: (305) 350-2361*

*Direct Facsimile: (305) 351-2250*

*Email: JProctor@bilzin.com*

April 13, 2006

**Hand Delivery**

Mr. Jose Hernandez  
Public Hearings Section  
Miami-Dade County Planning and Zoning Department  
111 NW First Street, 11th Floor  
Miami, Florida 33128

Re: Miami-Dade County Zoning Application No. 05-094  
Redlands Cove Development, L.L.C.  
Appeal to Board of County Commissioners  
Hearing Date: May 25, 2006

*205094*  
*[Handwritten signature]*

Dear Mr. Hernandez:

Our firm represents the above-styled application, which is scheduled for appeal hearing before the Board of County Commissioners on May 25, 2006.

As part of your Department's consideration of this application, please accept and review the attached plans entitled "Site Plan of Redlands Cove Estates", prepared by Caribbean Land Surveyors, Inc. The applicant intends to introduce these plans and tie future development on the property to the lots as depicted on these plans. The underlying request for EU-S zoning remains unchanged.

We believe that these plans provide lot widths and areas that are well within density limitations in the Comprehensive Development Master Plan, and compatible with the surrounding area.

Thank you for your consideration of this submittal.

Very truly yours,

*[Handwritten signature of Jerry B. Proctor]*  
Jerry B. Proctor

JBP:id

Encl.

cc: Jose Navarrete (w/o encl.)  
Maria Teresa Fojo, MDC Planning & Zoning (w/encl.)

MIAMI 1041137.1 7631322992  
4/13/06 10:42 AM

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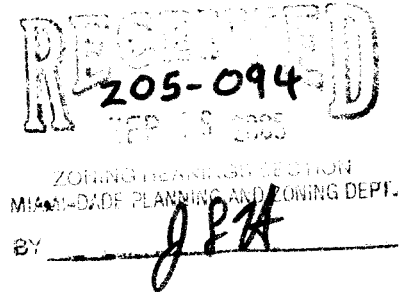
MIAMI • TALLAHASSEE

Jerry B. Proctor, Esq.  
Direct Dial: (305) 350-2361  
Direct Facsimile: (305) 351-2250  
E-Mail: JPROCTOR@BILZIN.COM

September 15, 2005

**Hand Delivery**

Mr. Jose Hernandez  
Public Hearings Section  
Miami-Dade County Planning and Zoning  
111 NW First Street, 11th Floor  
Miami, Florida 33128



Re: Miami-Dade County Zoning Application No. 05-094 (CZAB 14)  
Chung Kim Vu and Phung My Vuong

Dear Mr. Hernandez:

Our firm represents Redlands Cove Development, L.L.C. ("Redlands Cove"). Redlands Cove has purchased the subject Property of the above application from Chung Kim Vu and Phung My Vuong. Please consider this letter a request to change the Applicant's name of the above Application from the previous owners name to the new owners, "Redlands Cove Development, L.L.C."

Thank you.

Very truly yours,

Jerry B. Proctor

JBP:id

cc: Jose Navarrete  
Alexandra Deas, Esq.

MIAMI 928611.1 7631322992  
9/15/05 11:37 AM

**BILZIN SUMBERG BAENA PRICE & AXELROD LLP**

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August 17, 2005

**Hand Delivery**

Mr. Jose Hernandez  
Pubic Hearings Section  
Miami-Dade County Planning and Zoning  
111 NW First Street, 11th Floor  
Miami, Florida 33128

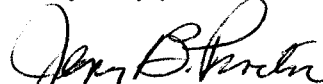
Re: Miami-Dade County Zoning Application No. 05-094 (CZAB 14)  
Chung Kim Vu and Phung My Vuong

Dear Mr. Hernandez:

Our firm represents the contract purchaser of the Property in the above-styled application.

Please consider this matter complete insofar as our request in the application is concerned, and please schedule the application on the earliest available agenda of Community Zoning Appeals Board 14. Thank you.

Very truly yours,

  
Jerry B. Proctor

JBP:id

cc: Jose Navarrete  
Alexandra Deas, Esq.  
Al Torres, Asst. Director, MDC Planning & Zoning (Hand Delivery)

MIAMI 919625.1 7631322992  
8/18/05 8:49 AM

**BILZIN SUMBERG BAENA PRICE & AXELROD LLP**

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**RECEIVED**  
205-094  
MAY 17 2005

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

BY JBP

May 16, 2005

Mr. Jose Hernandez  
Pubic Hearings Section  
Miami-Dade County Planning and Zoning  
111 NW First Street, 11th Floor  
Miami, Florida 33128

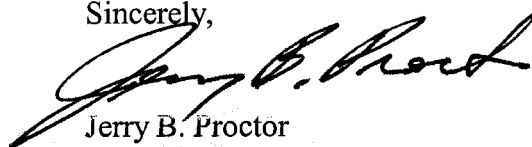
Re: Miami-Dade County Zoning Application No. 05-094 (CZAB 14)  
Chung Kim Vu and Phung My Vuong

Dear Mr. Hernandez:

In conjunction with the above-styled application, please change the requested district boundary from a previous request for EU-M zoning to a new request for EU-S (Estate Use Suburban) zoning for the entire subject property. The remainder of the application remains unchanged.

Please give me a call if you have any questions. Thank you for your cooperation.

Sincerely,

  
Jerry B. Proctor

JBP:id

cc: Jose Navarrete  
Alexandra Deas, Esq.  
Patricia Good, MDC School Board

MIAMI 884033.1 7631322992  
5/16/05 9:44 AM

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**RECEIVED**  
205-094  
MAR 23 2005

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY JSB

March 21, 2005

Ms. Diane O'Quinn Williams, Director  
Miami-Dade County  
Department of Planning and Zoning  
111 N.W. 1<sup>st</sup> Street, 11<sup>th</sup> Floor  
Miami, FL 33128

Re: District Boundary Change Application  
Property: Southeast corner of S.W. 276<sup>th</sup> Street  
and S.W. 157<sup>th</sup> Avenue

Dear Ms. O'Quinn Williams:

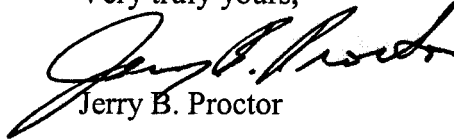
Please accept the attached application for a district boundary change of property located at the Southeast corner of S.W. 276<sup>th</sup> Street and S.W. 157<sup>th</sup> Avenue (the "Property"). The firm represents Redland Cove Development, LLC, prospective purchaser of the Property.

The Applicants hereby request a district boundary change of their 10 +/- acre site from Agricultural ("AU") to Estate Modified District ("EU-M"). This request is compatible with the character of the surrounding area. Immediately to the east, the property is zoned Estate Use Suburban ("EU-S"). In addition, a portion of the adjacent property to the north of the Property is zoned Single Family One Acre Estate District ("EU-1"). The Applicants propose to develop the Property as residential commensurate with EU-M district requirements.

The request is also in accordance with the Comprehensive Development Master Plan (the "CDMP"). The CDMP designates the area for Estate Density Residential. This classification permits a density of 1 to 2.5 units per acre. The proposed development will provide a density in compliance with the Estate Density requirements. Accordingly, the request is compatible with the CDMP.

Thank you for your consideration of this application.

Very truly yours,

  
Jerry B. Proctor

JBP:id

cc: Jose Navarrete  
Alexandra Deas, Esq.

